BOA-26-000095 - BOARD OF ADJUSTMENT

Menu Reports Help

File Date: 10/29/2026

Application Status: Document Received

Assigned To: Bryant Thompson

Description of Work: VT OBSTRUCTION

Application Detail: Detail

Application Name: BOARD OF ADJUSTMENT

Application Type: Board of Adjustments

Documents:

File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
Affidavit.pdf	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	10/29/2026
Tax Certificate (1).pdf	BLDG_BDA	Certificate - Tax		application/pdf	Uploaded	10/29/2026
Warrantydeed5.jpeg	BLDG_BDA	Certificate - W...		image/jpeg	Uploaded	10/29/2026
Subplat2.pdf	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	10/29/2026
Fence Evelations UPDAT...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	10/29/2026
LienStatement (1).pdf	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	10/29/2026
2434 Iroquois Dr.- Cer...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	10/29/2026
Subplat3jpeg.jpeg	BLDG_BDA	Plat - Certifie...		image/jpeg	Uploaded	10/29/2026
2434 IROQUOIS DR_Zonin...	BLDG_BDA	Maps - Zoning L...		application/pdf	Uploaded	11/05/2026
Warrantydeed-combined.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	11/05/2026
PLAT.pdf	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	11/05/2026
2434 IROQUOIS DR_Zonin...	BLDG_BDA	Maps - Zoning L...	Updated zoning Map ...	application/pdf	Uploaded	11/06/2026
Application.pdf	BLDG_BDA	Internal Documents	BOA APPLICATION	application/pdf	Uploaded	11/06/2026
Collin's Line of Fence...	BLDG_BDA	Plans - Elevation	Elevations	application/pdf	Uploaded	11/06/2026

Show all

Address: 2434 IROQUOIS DR, Dallas, TX 75212

Owner Name: MICHAEL R. COLLINS AND CARLOS JOSE COLON

Owner Address: 2434 Iroquois Drive, DALLAS

Parcel No: 00000697720000000

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Michael Collins		Applicant	Mailing, 2434 Iroquois...	Active
Michael Collins		Property Owner	Mailing, 2434 Iroquois...	Active
Carlos Colon		Property Owner	Mailing, 2434 Iroquois...	Active

Licensed Professionals Info:

Primary	Registration Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: $735.00

Total Fee Invoiced: $735.00

Balance: $0.00

Custom Fields:

Property Details

Existing Zoning	**Lot Number**	**Lot Size (Acres)**
R-5(A)	10	0.172
Block Number	**Lot Size (Sq. Ft)**	**How many streets abut the property?**
10/7180	7500	2
Land Use	**Is the property platted?**	**Status of Project**
SFD	Yes	Proposed
Status of Property	**Previous Board of Adjustment case filed on this property**	**Accommodation for someone with disabilities**
Owner Occupied	No	No
File Date	**Seleccione si necesitara un interprete**	**Case Number**
10/28/2026		_
Are you applying for a fee waiver?	**Have the standards for variance and or special exception been discussed?**	**Has the Notification Sign Acknowledgement Form been discussed?**

No	Yes	Yes

Referred by
Permit Department

Internal Use Only

Source of Request	Fee Waiver Granted	Number of Parking Spaces
In Review - Residential		_

Lot Acreage
0.172

PDox Information
PDox Number
BLOCKED

Board of Adjustment Request

Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Visual obstruction (20-foot visibility triangle)	Single Family/Duplex Variance or Special Exception				

Street Frontage Information

Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	50
Front	150

Case Information

Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
The applicant proposes to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the driveway approach along Few Street, which will require (1) a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.	special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.	requires a 20-foot visibility triangle at the driveway approach or alley edge and the street curb line	N/A	No	N/A

Board of Adjustment Meeting

Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date
			6ES	B	Cheri Gambow	Kameka Miller-Hoskins	Mary Williams	Diana Barkume	Bryant Thompson	Special Exception to the 20-ft VT Scheduled along Few St.		

GIS Information

Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain
				75.34	6-Laura Cadena			

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Intake	Diana Barkume	Intake Complete	10/30/2026	Accela Administ...
GIS AOR Review	Elham Elbadawi	Additional I...	11/05/2026	Elham Elbadawi
Case Assignment		Case Manager...		
Site Inspection				
Plans Distribution			10/30/2026	
Subdivision Review				
Q Team Review				
Arborist Review				
Building Code Review				
Zoning Review				
Electrical Review				
Eng Water and Wastewat...				
Historic Preservation ...				

Task	Assigned To	Status	Status Date	Action By
Eng Paving and Drainag...				
Eng Flood Plain Review				
Board of Adjustment Re...				
Conservation Review				
Traffic Review				
GIS Review				
Residential Team Review				
Signs Review				
Plans Coordination				
Board of Adjustment He...				
Two-Year Waiver Period				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
BOA History	This will display in t...	Applied	10/29/2026	Notice	
General Facts/Staff An...	This will display in t...	Applied	10/29/2026	Notice	
Land Use	This will display in t...	Applied	10/29/2026	Notice	
Staff Recommendation	Staff Recommendation	Applied	10/29/2026	Notice	
Standard of Review	This will display in t...	Applied	10/29/2026	Notice	
Timeline	This will display in t...	Applied	10/29/2026	Notice	
Zoning	This will display in t...	Applied	10/29/2026	Notice	

Application Comments:

View ID	Comment	Date

Initiated by Product: ACA

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS

FILE NUMBER: BOA-26-000095

BUILDING OFFICIAL'S REPORT: Application of **MICHAEL COLLINS** for (1) a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb at **2434 IROQUOIS DRIVE**. This property is more fully described as Block 10/7180 Lot 10, and is zoned R-5(A), which requires a 20-foot visibility triangle at the driveway approach or alley edge and the street curb line. The applicant proposes to construct and/or maintain a single-family residential fence structure in a required visibility obstruction triangle at the driveway approach along Few Street, which will require (1) a special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.

LOCATION: 2434 IROQUOIS DR

APPLICANT: Michael Collins

PROPERTY OWNER: Michael R Collins and Carlos Jose Colon

REQUEST:

(1) Special exception to the visibility obstruction regulations at the driveway approach and adjacent street curb.

City of Dallas

Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203
(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Sergio Velasco Date: 8/4/2026

Department: Planning and Development

Phone/Email: sergio.velasco@dallas.gov

Manager signature: Nancy Arredondo

Consulted with:

☑ Applicant

☐ Representative

☐ Owner

Name: Eric Schrader

Phone/Email: (817) 263-9788 permits@buzzfence.com

Property Information

Address: 2434 Inoquois Dr

Lot: 10

City Block: 10/7180

Zoning Classification: R-5(A)

Issues that require Board action

List the City of Dallas Development Code(s) this project is non-compliant with: Sec. 51A-4.602

Check all that apply: ☐ Variance ☐ Special Exception

☐ Yard setback

☐Lot Width

☐Lot Depth

☐Lot coverage

☐Floor area for accessory structures for single-family uses

☐Height

☐Minimum width of sidewalk

☐Off-street parking

☐Off-street loading

☐Landscape regulations

☐ fence height and/or standards

☑ Visibility triangle obstructions

☐ Parking demand

☐ Additional dwelling unit (not for rent) ☐Accessory dwelling unit (for rent)

☐Carport

☐Non-conforming use or structure

☐Administrative Official Appeal

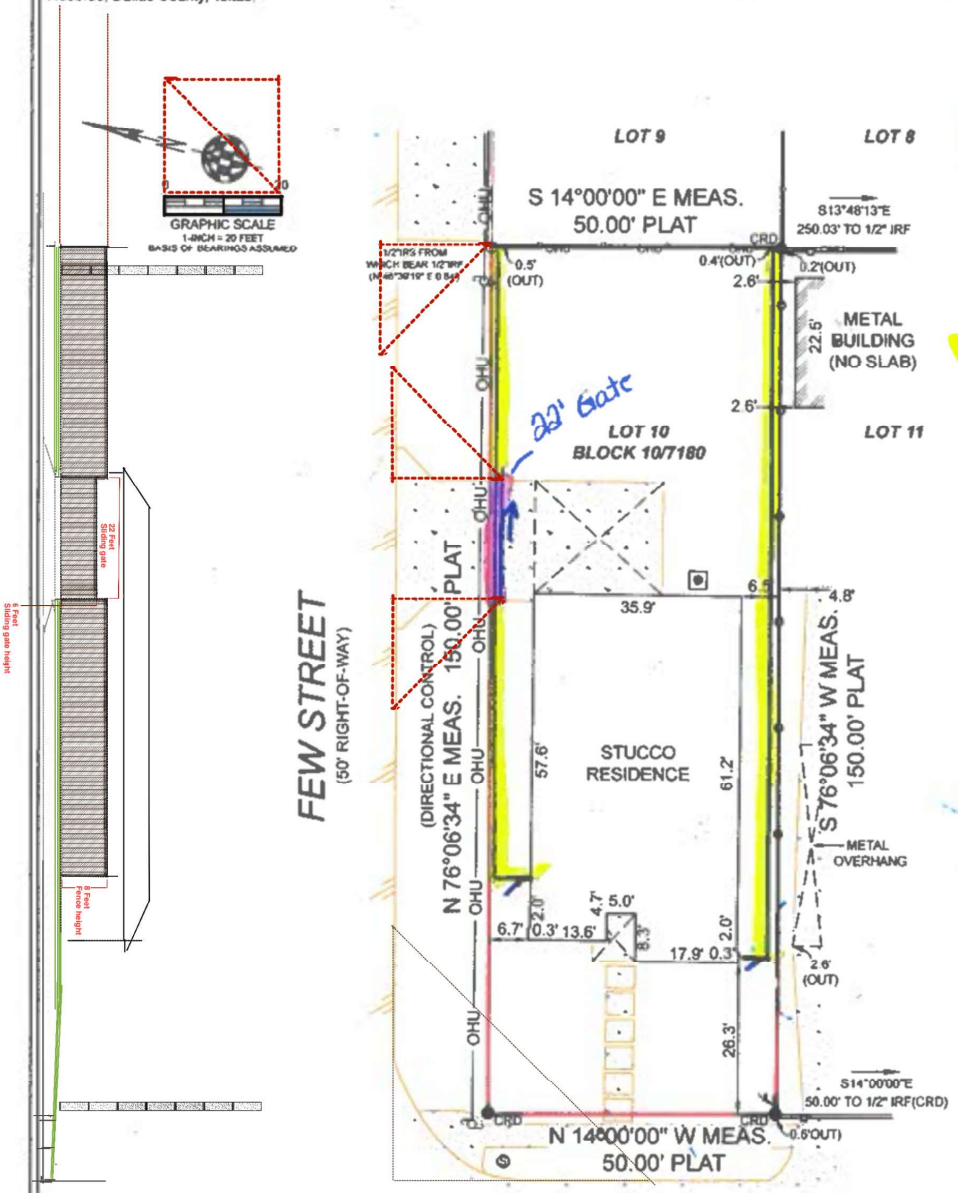
☐Other:

Description: Applicant wanting to install an 8' fence within 20' visibility triangles

Alternative resolutions discussed/offered:

SURVEY PLAT: 2434 IROQUOIS DRIVE

Being Lot 10, Block 10/7180, of Westwood Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof, recorded in Volume 1, Page 307, Map Records, Dallas County, Texas.



= Install a 22' slide gate (manual)

= Install new 8' tall Cedar fence on steel posts. Posts to be set at 6' centers in concrete.

IROQUOIS DRIVE
(50' RIGHT-OF-WAY)

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

NOTE

This survey was revised on 06-17-2026 to update the location of the wood fence in the Northeast corner of subjects property. The structures and improvements as surveyed on 06-02-2026 were not inspected or updated for this revision.

FLOOD

According to the Flood Insurance Rate Map, Community Panel No. 48113C-0320J, dated 08-23-2001 The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CONC RET WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW CO	LIGHT POLE		PIPE RAIL FENCE	STUC RET WALL	TILE	

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Engineers and Land Surveyors.

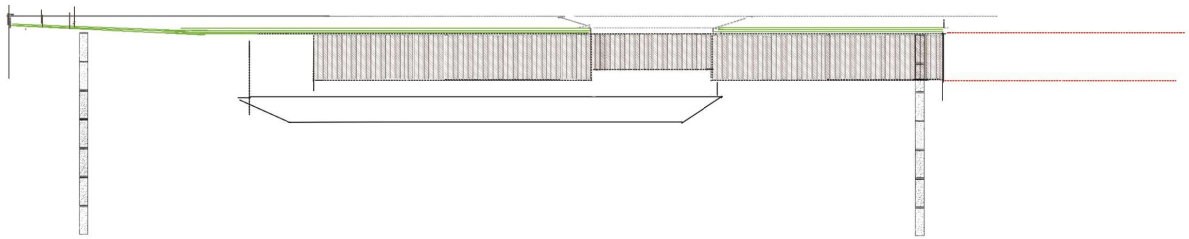
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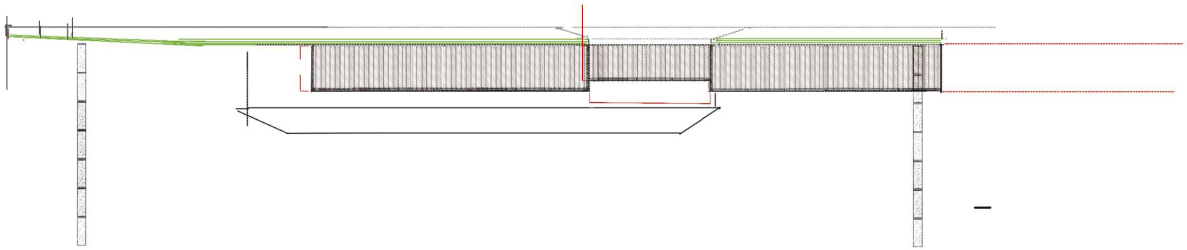
John S. Turner — RPLS 5310

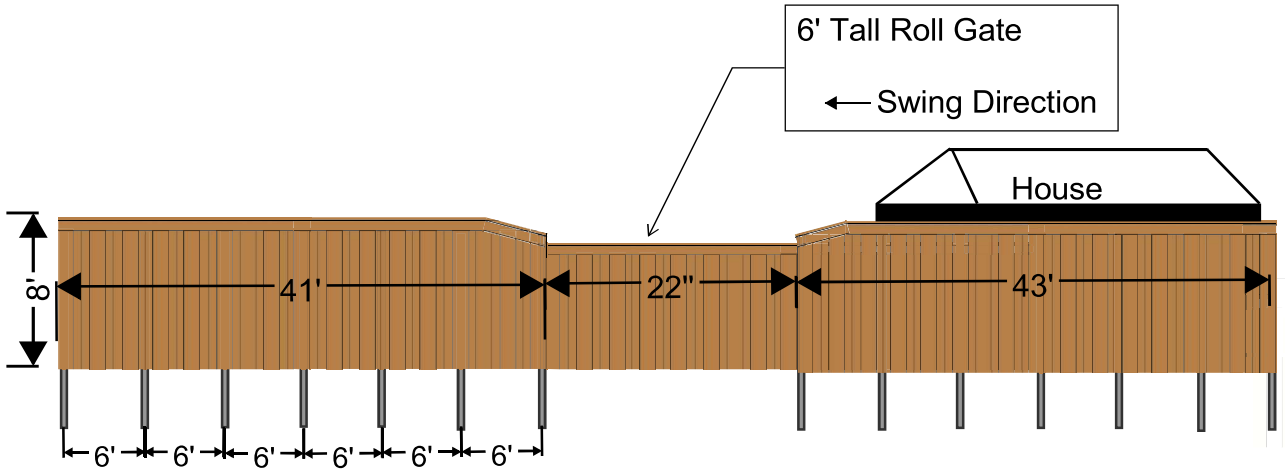
A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4984
WWW.AWSURVEY.COM

JOB# 26-0746		DRAWN BY BCO	
DATE 06-02-2026	REVISED DATE 06-17-2026	G.F. NO. 1017-26474-RTT	
CERTIFY TO: MICHAEL COLLINS AND CARLOS COLON		TITLE CO. REPUBLIC TITLE	

"A professional company operating in your best interest"







Buzz Custom Fence
5104 W. Vickery
Fort Worth, TX 76107
18172639788

Fence Elevation
2434 Iroquois St
Dallas, TX 75212

Line of Fence 96" H

Drawn: Tia Jenkins
Date: 09/24/26